



PARENTIUM PREMIUM  
*Real Estate*

**PARENTIUM PREMIUM REAL ESTATE**

**Vukovarska 19, 52440 Poreč**

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<b>Code :</b>	01473
<b>Location :</b>	Buje
<b>Building size :</b>	70 m2
<b>Lot size :</b>	15000 m2
<b>Distance from center :</b>	6000 m
<b>Distance from sea :</b>	18000 m
<b>Number of floors :</b>	1
<b>Number of rooms :</b>	2
<b>Number of bedrooms :</b>	1
<b>Number of bathrooms :</b>	1
<b>Number of toilets :</b>	1
<b>Swimming pool :</b>	Yes
<b>Parking :</b>	Yes
<b>Basement :</b>	Yes
<b>Electric heating :</b>	Yes
<b>Underfloor heating :</b>	Yes
<b>Air conditioning heating :</b>	Yes
<b>Heating by fireplace :</b>	Yes
<b>Central heating :</b>	Yes
<b>Year of construction :</b>	2023
<b>Energy efficiency :</b>	Not specified

**Price :** 599.000 €

Istria, Momjan

In the vicinity of the town of Buja, not far from the beautiful Istrian town of Momjana, there is this autochthonous designer stone villa with a swimming pool. This house is located on an impressive plot of land of 15,000 m2 in total, which provides the future owners with unlimited peace and an idyllic vacation and enjoyment of beautiful nature.

The villa consists of 2 floors that are fantastically decorated and designed with modern architecture that suits this type of building with lots of Istrian details.

On the ground floor we have an open space concept with a diverse structure of regular and irregular lines that include the living room and kitchen with a large light opening in the form of a longitudinal window and a hanging fireplace as truly impressive details.

From the living room there is access to the terrace and sunbathing area around the pool, which is partially covered and connected to the summer kitchen.

Upstairs, we have an open bedroom designed by designer with its own modern style bathroom.

The house is sold fully equipped and furnished with the finest furniture with a designer stamp.



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The yard and horticulture will be arranged for unobstructed walks and a view of the untouched nature that surrounds this house and its spacious land.

We also present a brief overview of the built-in materials that make this property extremely high-quality and richly equipped:

- thermal facade styrofoam 10 cm with stone cladding (drywall)
- authentic wooden exterior joinery (windows and shutters)
- all floors, including the bathroom, are tiled  
authentic Istrian stone (Kanfanar)
- sunbathing area and yard around the house paved with authentic Istrian stone (Kanfanar)
- 3 heating systems: underfloor heating, air conditioning, wood burning (fireplace)
- a unique designer hanging fireplace
- glass partition between bathroom and bedroom
- top quality bathroom equipment
- high-quality pool equipment
- carefully arranged horticulture
- watering the grass (Hunter)
- indoor and outdoor ambient lighting

This rare opportunity on the market, located in a quiet location, can be your perfect future oasis of peace and undisturbed vacation all year round. Surrounding towns such as Momjan, Grožnjan and Motovun leave you breathless in combination with an excellent gastronomic offer.